

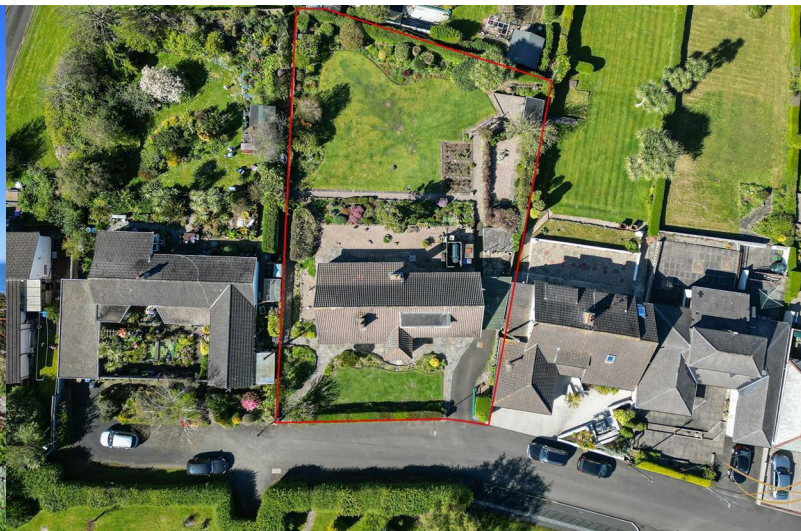


FOR SALE

23 Whin Road

Ballygally, Larne, BT40 2QJ

Offers over £434,950



23 Whin Road

Ballygally, Larne, BT40 2QJ

Offers over £434,950



Perched on an elevated site on the ever-popular Whin Road, “Aghnadore”, 23 Whin Road, Ballygally, is a home of both character and captivating coastal beauty. Built in 1958 and thoughtfully designed by its original owner, this charming detached residence enjoys breathtaking, uninterrupted sea views across Ballygally Bay and towards the wider North Coast, with ever-changing seascapes that can be appreciated in all seasons.

The setting is truly special. Ballygally is a picturesque seaside village, ideally positioned as the gateway to the Glens of Antrim and the renowned Antrim Coast Road. The property is within comfortable walking distance of the beach via a convenient shortcut path, as well as local amenities, while offering excellent connectivity for commuters travelling to Belfast.

“Aghnadore” — meaning “field of bushes” — sits on beautifully landscaped, gently sloping gardens, carefully chosen by its original owner for their unique 360-degree outlook. The home has been positioned to maximise these views, from the coastline and passing ships to the surrounding hills, with even Knockdhu perfectly framed from an upstairs window. On clear days, distant Scottish landmarks such as the Mull of Kintyre, Ailsa Craig and the Paps of Jura can be glimpsed, while dolphins are now a regular sight in the bay.

Internally, the property offers generous and well-proportioned accommodation, including four bedrooms, three reception rooms, and both upstairs and downstairs bathroom facilities. The home is filled with natural light, creating a bright and welcoming atmosphere throughout. While it would benefit from modernisation, it has been lovingly maintained and retains many original features, including oak flooring and brass ironmongery, reflecting the craftsmanship and vision of its original owner, who personally built elements such as the staircase and fitted furniture.

The gardens are a particular highlight, rich with history and potential. Mature planting includes long-established rose beds, while previous cultivation saw a variety of fruit and herbs

flourish. Additional features such as a summer house, workshop, and substantial outbuildings further enhance the appeal for families or those seeking outdoor space and versatility.

This is a rare opportunity to acquire a home that combines scenic beauty, thoughtful design, and a strong sense of heritage. With its exceptional location, generous accommodation, and stunning views, “Aghnadore” offers the perfect canvas for a new owner to create a truly special family home by the sea.

PORCH

5'11 x 7'1 (1.80m x 2.16m)

Hardwood front door. Tiled flooring.

HALLWAY

19'4 x 11'2 (5.89m x 3.40m)

Glazed panel door. Solid oak wood flooring. Access to storage.

STORAGE

1'11 x 3'8 (0.58m x 1.12m)

LIVING ROOM

25'3 x 13'11 (7.70m x 4.24m)

Feature open fire with brick surround with contrasting tiled hearth. Wood beam mantle.

FITTED KITCHEN

15'2 x 7'7 (4.62m x 2.31m)

Range of high and low level units with matching worktops. Stainless steel 1.5 bowl sink unit with drainer and mixer taps. Space for oven and hob. Space for washing machine. Space for fridge and freezer. Pantry. Tiled splash back. Tiled flooring.

REAR PORCH

3'6 x 3'5 (1.07m x 1.04m)

Access to storage. Access to rear garden.

STORAGE

2'1 x 4 (0.64m x 1.22m)

BEDROOM

12'9 x 9'6 (3.89m x 2.90m)

Built in wardrobes.

Tel: 02893438090

DINING ROOM

10'9 x 10'9 (3.28m x 3.28m)

Solid oak wood flooring.

LOUNGE/ EXTRA BEDROOM

14'1 x 8'1 (4.29m x 2.46m)

Solid oak wood flooring. Access to storage.

STORAGE

3'5 x 1'11 (1.04m x 0.58m)

BATHROOM

6'10 x 7'8 (2.08m x 2.34m)

White suite comprising paneled bath with mixer taps and hand held shower. Sink unit with mixer taps. Low flush W/C. Tiled splashback. Tiled flooring. Access to storage.

STORAGE BATHROOM

1'11 x 2'8 & 1'4 x 2'7 (0.58m x 0.81m & 0.41m x 0.79m)

EXTERNAL STORAGE/ CARPORT

8'1 x 9'1 (2.46m x 2.77m)

FIRST FLOOR

BEDROOM 1

13'5 x 9'5 (4.09m x 2.87m)

Built in storage.

BEDROOM 2

9'8 x 11'5 (2.95m x 3.48m)

BEDROOM 3

12'5 x 7'7 (3.78m x 2.31m)

Built in furniture.

LANDING

31'2 x 9'4 (9.50m x 2.84m)

BATHROOM

7'10 x 7'8 (2.39m x 2.34m)

White suite comprising Mira sport shower. Low flush W/C. Sink unit with mixer taps. Vinyl flooring.

OUTSIDE

Landscaped front and rear gardens with laid in lawns and mature shrubbery. Bordered by feature paved pathway. Flower beds and vegetable patch area. Boiler house and coal bunker. Shed. Paved seating area. Car port. Outdoor tap. Outdoor lighting. Gated driveway for multiple vehicles.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

Do you need a mortgage to finance the property? Contact Smart Mortgages on 02893 438092.

Our agents are always on hand to answer any property queries and provide a friendly service, thinking about selling your home? We provide free, no obligation valuations- contact us via email hello@nestestateagents.com or telephone 028 9343 8090.



Road Map



Hybrid Map



Terrain Map



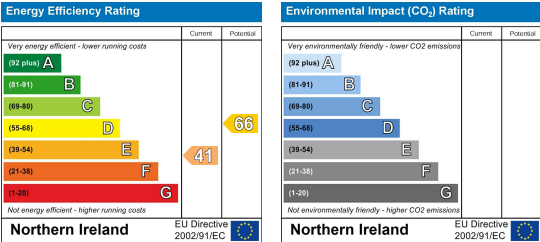
Floor Plan



Viewing

Please contact our Nest Estate Agents Office on 02893438090 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.